

065.0

Map

0002

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 795,700 /

USE VALUE: 795,700 /

ASSESSed: 795,700 /

Total Card /

Total Parcel

795,700

795,700

795,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

49

EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GERRIOR STEPHEN P--ETAL

Owner 2: GERRIOR DOROTHY

Owner 3:

Street 1: 49 EDGEHILL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

7584.000

337,800

4,600

453,300

795,700

Total Card

0.174

337,800

4,600

453,300

795,700

Total Parcel

0.174

337,800

4,600

453,300

795,700

Source: Market Adj Cost

Total Value per SQ unit /Card: 385.89

/Parcel: 385.89

Legal Description

User Acct

41421

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

065.0-0002-0001.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

337,800

4600

7,584.

453,300

795,700

Year end

12/23/2021

2021

101

FV

327,500

4600

7,584.

453,300

785,400

Year End Roll

12/10/2020

2020

101

FV

327,500

4600

7,584.

453,300

785,400

785,400

Year End Roll

12/18/2019

2019

101

FV

260,800

4600

7,584.

420,900

686,300

686,300

Year End Roll

1/3/2019

2018

101

FV

260,800

4600

7,584.

420,900

686,300

686,300

Year End Roll

12/20/2017

2017

101

FV

260,800

4600

7,584.

369,100

634,500

634,500

Year End Roll

1/3/2017

2016

101

FV

260,800

4600

7,584.

336,700

602,100

602,100

Year End

1/4/2016

2015

101

FV

254,400

4600

7,584.

297,900

556,900

556,900

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

18812-560

1/1/1988

251,000

No

No

Y

Building Description

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

7584

Sq. Ft.

Site

0

70.

0.85

12

453,265

453,300

Activity Information

Date

Result

By

Name

11/9/2018

MEAS&NOTICE

BS

Barbara S

4/6/2009

Meas/Inspect

163

PATRIOT

4/3/2009

Measured

372

PATRIOT

4/19/2000

Inspected

270

PATRIOT

10/5/1999

Mailer Sent

10/5/1999

Measured

256

PATRIOT

7/30/1993

EK

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprove

2023

